

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON OCTOBER 19, 2005, AT 6:00 P.M. IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBERS.

Members Present: Jim Keane, Geoff Armstrong, Jerri Harwell, JoAnn Frost, Doug Haymore, Tom Bowen, Amy Rosevear, Sue Ryser

Staff Present: Planning Manager Michael Black, Community Development Director Kevin Smith, Deputy Recorder Sherry McConkey, Planning Intern Glen Symes, City Attorney Shane Topham, Planning Intern Jim Wadley

Planning Commissioners Excused: Gordon Nicholl

Others Present:

1.0 Chair Bowen opened the public comment portion of the meeting at 6:00 p.m.

1.1 Public Comment
No public comment was given.

Bus Benches

A brief discussion was held on bus benches in which staff asked the Commission what types of information would be needed to help them with decisions on bus benches for the community. This topic will be covered at a future meeting. Staff was directed to provide an overlay of possible bus bench sites and a cost analysis.

2.0 Proposed Amendment to Chapter 19.49 Gateway Overlay District
The Planning Commission reviewed the proposed Gateway Overlay District. Mr. Black has added a list of standards for the developers to add consistency to the city. These standards are for sidewalks, lighting, street furniture, monuments and landscaping in commercial developments.

A public hearing will be held on November 2nd, 2005.

Mr. Black presented a pedestrian walkway standard for the Gateway zone and explained that the proposal for the pedestrian walkways would be stamped concrete or asphalt and would include the Cottonwood Heights logo.

Jim Wadley gave a presentation on lighting standards for the Gateway Zone and went over examples of different lighting fixtures. The Planning Commission agreed on the Promenade style of lighting.

Motion:

Doug Haymore made a motion to accept the Promenade design of lighting as the lighting for the city. Motion was seconded by Geoff Armstrong.

Motion Withdrawn:

Additional discussion took place and the motion and the second were withdrawn and will be re-visited at the public meeting.

Mr. Wadley completed his presentation with some slides on street furniture lighting and waste receptacles that have the same look and would coordinate well with the Promenade style of lighting that has been proposed.

Action:

Planning Intern Jim Wadley was asked by the commission to put together a presentation for the next Planning Commission meeting that would show pricing for the Promenade style and any other lighting fixtures that have a unique look to them.

3.0 Review of Mixed Use Ordinance

Michael Black led a presentation of a draft mixed use ordinance Mr. Black asked the commissioners for input on this ordinance. The commissioners reviewed the ordinance and asked several questions of Mr. Black. One proposal that came out of this discussion was to create two separate zones, one for residential mixed use with the majority of buildings being residential and the other commercial mixed use which would have the majority of land being utilized for commercial buildings. Mr. Black stated he would make changes based on this discussion and bring it back to the next meeting.

4.0 Community Development Directors Report

Community Development Director Kevin Smith led a discussion of council updates.

Updates were given on current planning projects that have just been submitted to the Community Development Department. Wasatch Office Complex and the Old Mill IV are projects currently being worked on at a staff level.

Update on the BOA meeting that was held in August of this year. The BOA heard a variance request for Prospector Circle where the property owner asked to have the side and front setbacks changed. The outcome of this meeting was the front setbacks changed and the side remained the same.

Updates were given on the Brighton Bump Public Hearing in which jersey barriers are being set up in an attempt to slow traffic.

Mr. Smith gave an overview of the Community Development department, staff and what responsibilities are covered by this group.

5.0 Approval of Minutes
October 5, 2005

Motion:

Motion to approve minutes was made by Geoff Armstrong, seconded by Doug Haymore and approved by 6-1 vote with Amy Rosevar voting opposed.

6.0 Other Business – Reports by Commissioners

7.0 Adjourn

Motion:

Motion to adjourn made by Sue Ryser, seconded by Amy Rosevar with no opposing votes.

Approved 11/2/05